

TOWN OF DAVIE
DEVELOPMENT SERVICES DEPARTMENT
PLANNING AND ZONING DIVISION
PLANNING REPORT

March 18, 1999

SUBJECT: Utility Easement Vacation VA 2-1-99

APPLICANT: Miller Legg & Associates, petitioner / MMM&D, Inc., owner

ADDRESS/LOCATION: 2275 SW 66 Ter / Generally located on the east side of SW 66 Ter, approximately 685 feet south of State Road 84

LAND USE PLAN/ZONING: Industrial / M-2

REQUEST: To vacate portions of a utility easement located within the south 10 feet and the west 25 feet of the Arco Building Plat

EXHIBITS TO BE INCLUDED: Vacation application, subject site map, planning report, and aerial.

ANALYSIS: The subject site is the north 2 feet of the south 10 feet and the east 4 feet of the west 25 feet of Tract A of the Arco Building Plat. The applicant request vacation of a portion of a 10 foot utility easement that runs adjacent to the south side and parallel to the west side of the plat.

Review of a vacation of right-of-way request involves a determination of whether or not the application will adversely affect access to neighboring properties or will be in contrast with the public interest.

All affected agencies have been notified, and no objection to the vacation request have been received at this time. The easement proposed to be vacated serves only this property and does not adversely affect surrounding properties. The request may be considered consistent with the public interest.

RECOMMENDATION: The Planning and Zoning Division recommends **APPROVAL** of the proposed utility easement vacation.

PLANNING AND ZONING BOARD RECOMMENDATION: Motion to recommend **APPROVAL** (5-0), March 10, 1999.

RECEIVED
FEB 2 1999

(ALL INFORMATION MUST BE TYPED)

VA 2-1-99

TOWN OF DAVIE
PLANNING & ZONING DEPARTMENT

TOWN OF DAVIE
PETITION FOR RIGHT OF WAY
VACATION/ABANDONMENT
(Sec. 14-F of Charter)

DATE FILED: 2/3/99

FEE PAID: \$930.00

I/We, Dennis Meyers, President MMM&D Inc., do solemnly swear that

I/We are the owners of the following described property:

Address: 2275 SW 66 Terrace, Davie, Florida 33319

Legal Description: See attached description.

SAID LANDS SITUATED AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY,
FLORIDA.

I/We hereby petition the Town of Davie to vacate and abandon the
right-of-way adjoining my/our property, described as:

two foot portion of a ten foot utility easement, and four foot portion of a
twenty five foot utility easement.

Reason for vacation: Existing building encroaches on portions of the utility
easement.

I understand that one-half of the property will go to the abutting
owner if there is an abutting owner.

All existing recorded easements should remain in full force and
effect.

If the application is granted, the applicant will rebuild, at his
own expense, all pavements, sidewalks, drainage installations,
utility lines, or facilities as may be required by the Town Council.

I agree to pay all costs - minimum of \$930.00

COMPLETE EXHIBIT "A"

Date submitted to Town Council _____ and referred to
Planning and Zoning Board.

Planning and Zoning Board Meeting date: 03/10/99

Planning and Zoning Board recommendation: approval AND

Approved _____ Disapproved _____ with following comments:

EXHIBIT "A"

This is to certify that I am the owner of the described property; and that I have authorized the filing of the aforesaid request for vacation of portions of utility easement.
I understand that I or my authorized agent must be present at the public hearing to present the request to the Board.

Mmm & D, Inc.
OWNER'S NAME(S)
Dennis Meyers
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)
2275 SW 66th Terrace Davie, Fl. 33317
ADDRESS (CITY, STATE, ZIP)
(954) 473-2550
PHONE

The foregoing instrument was acknowledged before me this 15th day of February, 19 99, by Dennis Meyers who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Joyce C. Gallowich

Print: Joyce C. Gallowich

My Commission Expires:



Joyce C. Gallowich
MY COMMISSION # CC547666 EXPIRES
April 15, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

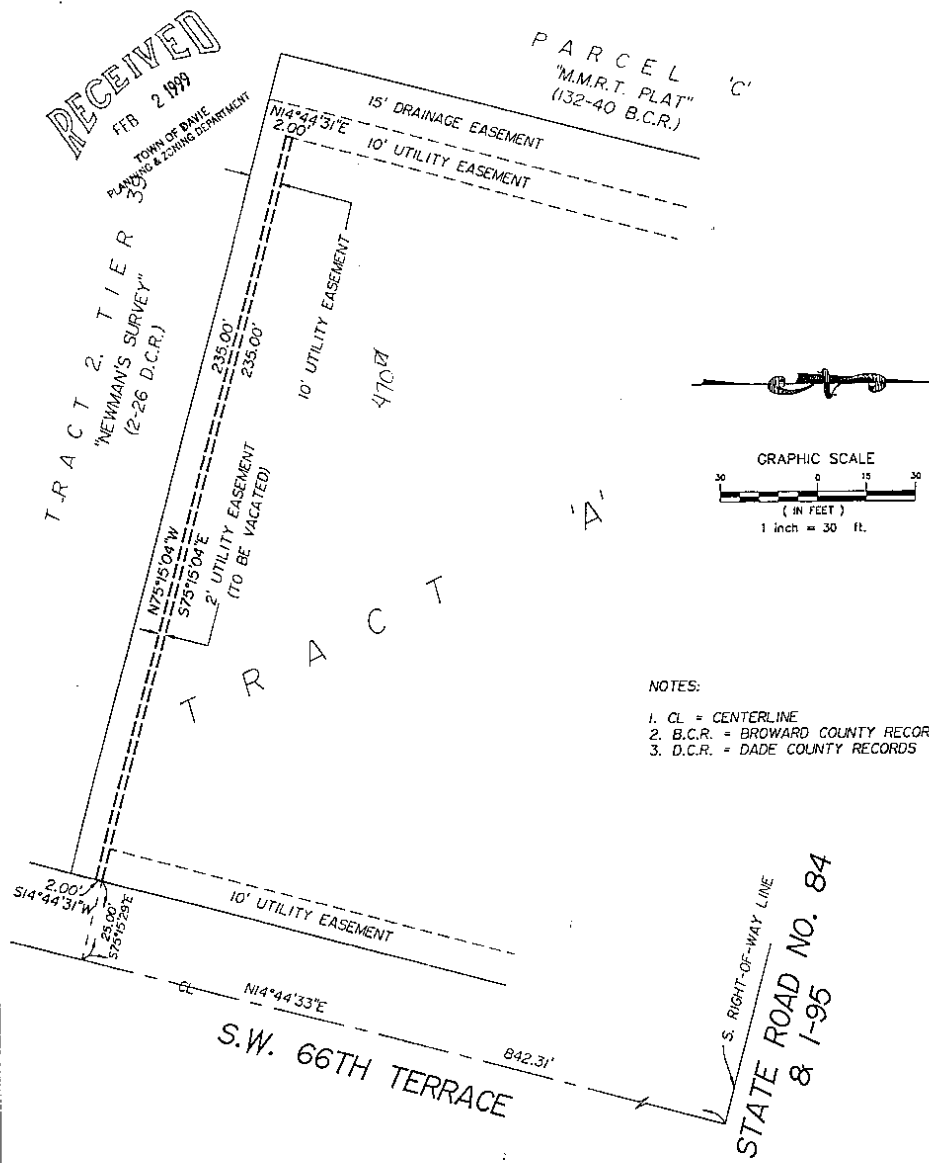
THE FOLLOWING MUST BE COMPLETED IF OWNER IS TO BE REPRESENTED BY AGENT.

This is to certify that I am the owner of the described property; and that I have authorized the filing of the aforesaid request for vacation of portions of utility easement.
I understand that I or my authorized agent must be present at the public hearing to present the request to the Board.

Mmm & D, Inc.
OWNER'S NAME(S)
Dennis Meyers
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)
2275 SW 66th Terrace Davie, Fl. 33317
ADDRESS (CITY, STATE, ZIP)
(954) 473-2550
PHONE

The foregoing instrument was acknowledged before me this 15th day of February, 19 99, by _____

DESCRIPTION:
THE NORTH 2.00 FEET OF THE SOUTH 10.00 FEET OF SAID TRACT 'A', OF "ARCO BUILDING" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 156, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.



NOTES:

1. CL = CENTERLINE
2. B.C.R. = BROWARD COUNTY RECORDS
3. D.C.R. = DADE COUNTY RECORDS

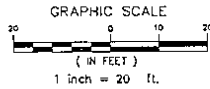
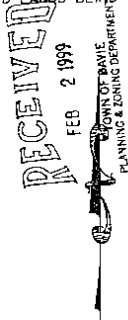
SKETCH AND DESCRIPTION

THIS SKETCH DOES NOT
REPRESENT A BOUNDARY SURVEY

CERTIFIED TO: ARCO DISTRIBUTION, INC.		I HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPLERS IN CHAPTER 105.17-5, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.047, FLORIDA STATUTES. DATED THIS 28TH DAY OF JANUARY, 1998 A.D. WILLIAM M. LYNCH PROFESSIONAL SURVEYOR AND MAPPLER STATE OF FLORIDA REGISTRATION NO. 4068 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPLER
DRAWN BY: PSS CHECKED BY: [Signature]		
REVISIONS DATE DESCRIPTION		PROJECT NO.: 9545-01308 FILE NO.: 10-1D-514

DESCRIPTION:

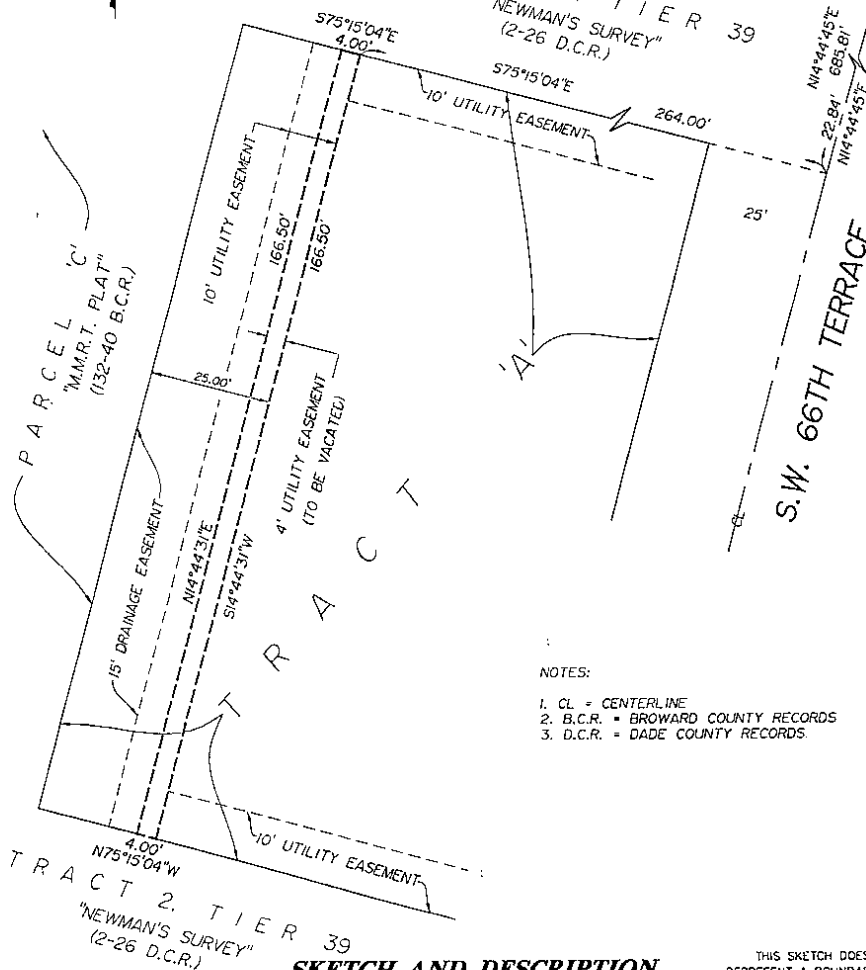
THE EAST 4.00 FEET OF THE WEST 25.00 FEET OF TRACT 'A', OF "ARCO BUILDING" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 156, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.



STATE ROAD NO. 84
& 1-95

S. RIGHT-OF-WAY LINE

TRACT 2, TIER 39
"NEWMAN'S SURVEY"
(2-26 D.C.R.)



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3. D.C.R. = DADE COUNTY RECORDS

SKETCH AND DESCRIPTION

THIS SKETCH DOES NOT
REPRESENT A BOUNDARY SURVEY

DATE	REVISIONS	BY	CHK

DRAWN BY: PSS CHECKED BY: *[Signature]*

CERTIFIED TO:

ARCO DISTRIBUTION, INC.



ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL PROFESSIONALS

1800 N. DOUGLAS ROAD, SUITE 200
FORT LAUDERDALE, FLORIDA 33324
(954) 435-7000 FAX: (954) 437-2950
CERT. OF AUTHORIZATION L.B. 6860

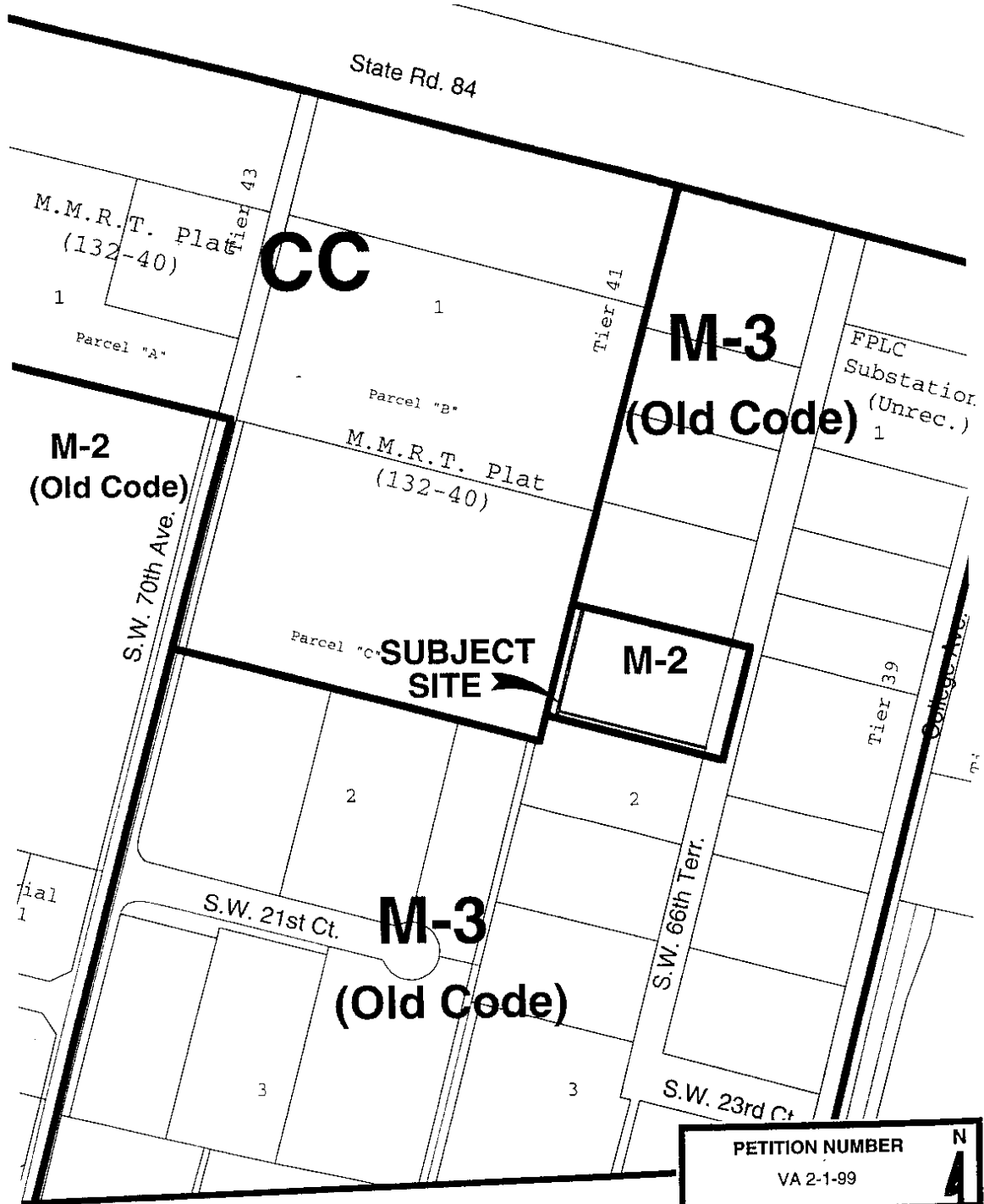
I HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 81G17-2, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 476.027, FLORIDA STATUTES.

DATED THIS 26TH DAY OF JANUARY, 1998 BY:

[Signature]
WILLIAM M. LYNCH
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 4068
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PROJECT NO.
9545-01.308

FILE NO.
10-1D-514



PETITION NUMBER	N
VA 2-1-99	4
PREPARED 2/9/99 BY THE PLANNING & ZONING DIVISION	Scale: 1"=200'